



## Apartment Two-bedroom (3+1)

Rented

96 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží





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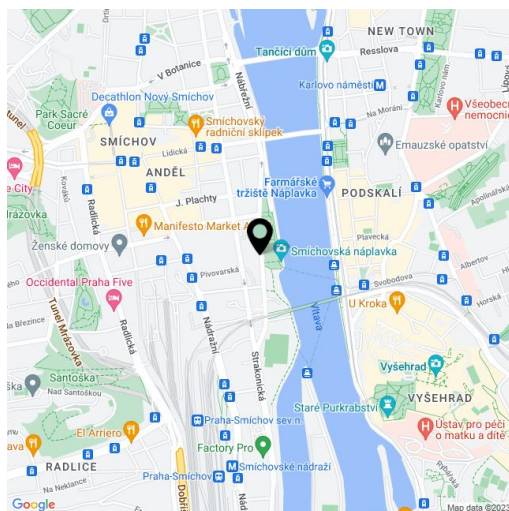
96 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží

Total area	96 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	26905
Available from	Immediately

Boasting views of the river, Emauzy Monastery and historic riverside buildings, this is a fully furnished reconstructed 2-bedroom 2-bathroom flat. Situated on the first floor of a renovated Art Nouveau building with lift and a shared back garden, right on the Vltava riverbank. Location with very quick access to the city center, just a short walk from the Nový Smíchov shopping mall and Anděl metro station, trams and buses.

The interior features two bedrooms with en-suite bathrooms (**massage shower** / walk-in shower, toilet), a fully fitted eat-in kitchen, a walk-through living room, a guest toilet, and entry hall with storage.

High ceilings, solid wood parquet floors, security entry door, recessed lighting, gas boiler, roller blinds, washer, microwave oven, TV, **cellar**. Common building charges and water CZK 660 per month. Gas and electricity will be transferred to the tenant.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.